

**City Council Commercial Center Improvement Committee**

July 26, 2004

**5:30 p.m. – 6:30 p.m.**

**2nd Floor Work Session Room 2A**

**Hayward City Hall**

**777 'B' Street**

**Hayward, CA 94541**

**AGENDA**

**CALL MEETING TO ORDER**

**PUBLIC COMMENTS** *(The Committee welcomes your comments at this point for items not on the agenda. If you have a comment about an item listed here, the Committee requests that your comments be made when that item is discussed.)*

**AGENDA ITEMS**

**Action**

1. Haymont Village Shopping Center

Review and Comment

**ADJOURNMENT**

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cc: Mayor Cooper  
City Manager  
Assistant City Manager  
Deanna Bogue  
Public Works Director

City Clerk  
Planning Manager  
CED Administrator  
Daily Review  
Main Library

Council Member Dowling  
Council Member Halliday  
Council Member Ward  
Richard Patenaude  
Post



## **CITY OF HAYWARD**

### **STAFF REPORT**

AGENDA DATE 7/26/04

AGENDA ITEM 1

**TO:** City Council Commercial Center Improvement Committee

**FROM:** Director of Community and Economic Development

**SUBJECT:** Haymont Village Shopping Center

#### **RECOMMENDATION:**

It is recommended that the CCCCIC review and comment on this report.

#### **DISCUSSION:**

At its meeting of June 28, 2004, the CCCCIC reviewed the condition of six shopping centers city-wide: Haymont Village, Winton Plaza, the center at Mission Boulevard and Industrial Parkway, Bedford Plaza, Chavez Market/Big Lots center and Superway Center. The Committee agreed to further discussion by focusing first on Haymont Village and Bedford Plaza. The Bedford Plaza shopping center will be on the September agenda.

This 42,515-square-foot shopping center, on 2.69 acres, was built in 1951 at the northwest corner of Mission Boulevard and Sorenson Road. The property is zoned General Commercial (CG) District as is much of the Mission Boulevard corridor; however, the land uses within this corridor do not follow any consistent pattern. Holy Sepulchre Cemetery is located across the street to the east. A single-family residential neighborhood of 104 homes, built in 1950 and zoned Single-Family Residential (RS) District, is adjacent and to the west with its only access being Sorenson Road. An apartment complex, built in the early-1960s and zoned High-Density Residential (RH) District, is located at the westerly end of Sorenson Road; it contains 103 units on 2.5 acres for a density of 41.2 units per acre.

The General Plan land use designation for the shopping center is Commercial/High-Density Residential. This classification is used for areas along major arterials that are commercially zoned but presently underutilized, and may be appropriate for high-density residential use or mixed commercial/residential use.

The center is marked by a combination of a lack of strong sense of entry and unimproved street frontage. There are no sidewalk, curb and gutter along the street and only a graveled strip separates the street pavement from the parking lot. The circulation movements in various parts of the parking lot conflict with each other with changes in traffic direction. The parking lot contains no provision for landscaping and does not conform to today's standards requiring plant materials along the street frontage and trees throughout the lot to provide shade and to enhance pedestrian

comfort. Individual tenant spaces in this center are difficult to sign because of the architectural design and the center is not governed by a sign program; the result is a haphazard collection of sign types, styles and locations. The center's monument sign is not maintained well and letters are missing from the text. Overall, the architectural design is dated and would be difficult to redesign. The major tenant space and an adjacent secondary space are vacant while the other spaces contain a combination of restaurant and retail and service uses (see attached list of tenants).

This property could be suitable for redevelopment with new uses. Should this property transition to residential use, there is a potential for 47-93 units. The proximity to a low-density single-family residential neighborhood to the west, and the long narrow shape of the lot would not likely permit a unit count toward the top of the range. The Mission Plaza shopping center at the southwest corner of Mission Boulevard and Sorenson Road, with Food Source and Walgreen's, provides adequate neighborhood-serving commercial uses for the surrounding area. There likely are relocation opportunities for the tenants of Haymont Village in other shopping centers throughout South Hayward. Another possibility would be a mixed-use project including a limited number of commercial uses at the intersection with housing over the remainder of the property and over the commercial spaces.

Mission Boulevard (State Route 238) provides the primary frontage for this center, serving as a major north-south route for southern Alameda County. AC Transit operates 7-day bus service (Route 99) connecting the Hayward, South Hayward and Union City BART stations with late-evening service weekdays; daily "owl" service is also provided to the Fremont BART station. The property will be included in the proposed South Hayward BART Station Area study scheduled for the current fiscal year.

Prepared by:

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Richard E. Patenaude, AICP  
Principal Planner

Recommended by:

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Sylvia Ehrental  
Director of Community and Economic Development

Approved by:

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Jesús Armas, City Manager

Attachments: Aerial Photograph  
Tenant List

# **HAYMONT VILLAGE**

## **Tenant List – 07/14/04**

(North to South)

All Audio & Wireless (Free-standing building)

Flo & Marie's Flowers (Free-standing kiosk)

*Vacant* (Major tenant space)

*Vacant* (Secondary tenant space)

Gerry's Country Rose Florist

Island Brick Restaurant & Boutique

*Produce Market*

Curry Corner *Restaurant*

Diamond Hair Cutting Salon

Shivan Jewelers

Bargain Source

Saudagar *Market*

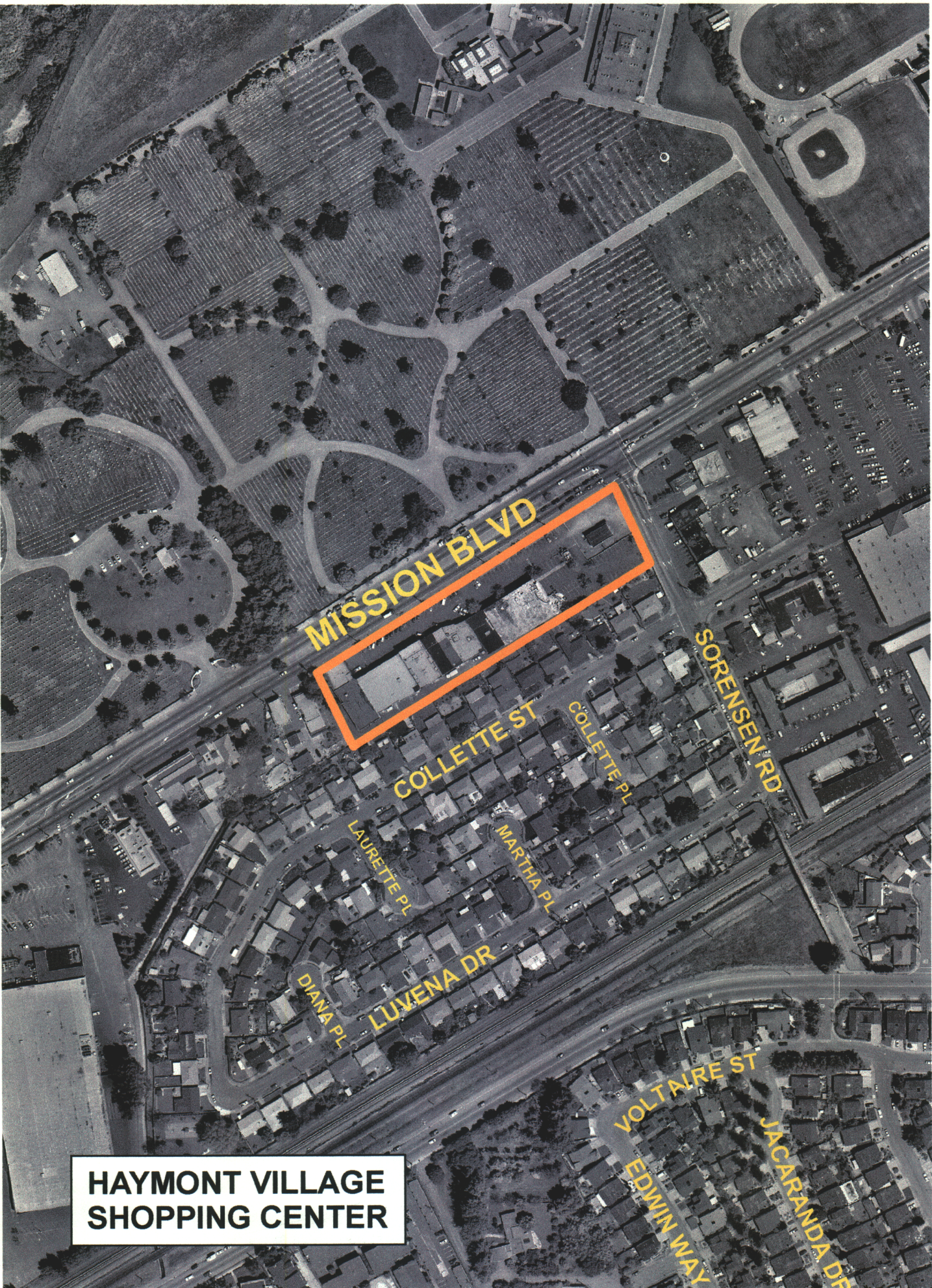
Sagar's Bridal/Sagar Emporium

Pakwan Restaurant

Indian Music World

Raj Travel





**HAYMONT VILLAGE  
SHOPPING CENTER**